

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

NO TRANSFER  
TAX PAID

That **FRANCES S. FULTON**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **FRANCES S. FULTON**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **FRANCES S. FULTON**, her assigns forever,

005631

THE UNIT known and designated as Unit 103 (a/k/a Unit 324) in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds, in Plan File ##-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017.

ANY AND ALL rights, easements, privileges and appurtenances belong to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.


Meaning and intending to describe the same premises conveyed to Donald M. Fulton and Frances S. Fulton (as joint tenants) by deed of F S D Associates, Inc. dated March 22, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2783, Page 145. Donald M. Fulton died on November 17, 1992, and Frances S. Fulton is the surviving joint tenant. The purpose of this deed is to convey the property from the surviving joint tenant to herself in singular tenancy.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **FRANCES S. FULTON**, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **FRANCES D. FULTON**, widow, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 12th day of March, in the year of our Lord one thousand nine hundred and ninety-three.

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
Frances S. Fulton

STATE OF MAINE  
KENNEBEC, SS.

DATED: March 12, 1993

Personally appeared the above named **FRANCES S. FULTON** and acknowledged the above instrument to be her free act and deed.

Before me,

Angel L. Levasseur  
Notary Public  
Print Name: Angel L. Levasseur  
My Commission Expires: Notary Public, Maine  
My Commission Expires February 17, 1998



RECEIVED KENNEBEC SS.

1993 MAR 15 AM 9:00

ATTEST: Harold Cook  
REGISTER OF DEEDS